

REPORT TO COUNCIL REZONING



Date: September 9, 2024
To: Council
From: City Manager
Address: 1115 Cactus Rd
File No.: Z24-0015

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application No. Z24-0015 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B Section 23 Township 26 ODYD Plan 28071, located at 1115 Cactus Rd, Kelowna, BC from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

3.0 Development Planning

Staff support the proposed rezoning from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development. The subject property has an Official Community Plan (OCP) Future Land Use Designation of C-NHD – Core Area Neighbourhood. The intent of Core Area Neighbourhood is to accommodate much of the City's growth through sensitive residential infill such as ground-oriented multi-unit housing and low-rise buildings. The proposal aligns with the OCP Policy for the Core Area to encourage a diverse mix of low and medium density housing.

Lot Area	Proposed (m ²)
Gross Site Area	1,862 m ²
Road Dedication	n/a
Undevelopable Area	n/a
Net Site Area	1,862 m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Duplex Housing
East	RU1 – Large Lot Housing	Single Detached Dwelling
South	RU1 – Large Lot Housing	Single Detached Dwelling
West	P4 – Utilities	Utility Services, Infrastructure

Subject Property Map: 1115 Cactus Rd



The subject property is located on the north side of Springfield Rd at the south end of the Cactus Rd cul-de-sac. There are transit stops located on both sides of Springfield Rd approximately 100m west of the subject property. There is an existing pedestrian walkway located west of the adjacent property located at 2982 Springfield Rd. The proposed development is near Mission Creek Regional Park.

The surrounding neighbourhood context largely consists of properties that are zoned RU1 – Large Lot Housing and MF1 – Infill Housing with P4 – Utilities located adjacent to the subject site.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 5.3 Design residential infill to be sensitive to neighbourhood context	
Policy 5.3.1 Core Area Neighbourhood Infill	Encourage ground-oriented residential uses such as house-plexes, townhouses and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern. Consider larger infill projects, including those where lot consolidation is required, where they are in a Transit Supportive Corridor transition area, on a block end or near community amenities including, but not limited to, parks and schools <i>The subject site is a large lot located in close proximity to parks and schools</i>
Objective 5.11 Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area	
Policy 5.11.1 Diverse Housing Forms	Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages. <i>The proposal adds increased density into the established single detached housing neighbourhood.</i>

6.0 Application Chronology

Application Accepted: April 29, 2024
Neighbourhood Notification Summary Received: July 31, 2024

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability & Development Services

Attachments:

Attachment A: Draft Site Plan

Attachment B: Neighbourhood Notification Summary

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.